

**PLANNING COMMISSION
CITY OF WILLOUGHBY
MAY 23, 2019
REGULAR MEETING
MINUTES**

PRESENT: C. Cox; J. McCue; K. Kary, Vice Chairman
ABSENT: S. Norris; M. Wildermuth; Jim Sayles, City Engineer
OTHERS: M. Germano, Law Director; Darryl Keller, Chief Bldg. & Zoning Official;
Vicki Grinstead, Secretary

Vice Chairman Kary called the regular meeting to order at 7:04 p.m.

MINUTES

Regular Hearing Meeting Minutes

April, 25, 2019

Mrs. McCue moved to approve the Regular Hearing Meeting Minutes for April 25, 2019 as submitted and Mr. Cox seconded.

ROLL CALL: **Yeas:** J. McCue; C. Cox; K. Kary, Vice Chairman
 Absent: S. Norris; Mike Wildermuth
 Nays: None

Motion Carried: APPROVED

Work Session Meeting Minutes

April 30, 2019

Mrs. McCue moved to approve the Work Session Meeting Minutes for April 30, 2019 as submitted and Mr. Cox seconded.

ROLL CALL: **Yeas:** C. Cox; J. McCue; K. Kary, Vice Chairman
 Absent: S. Norris; Mike Wildermuth
 Nays: None

Motion Carried: APPROVED

**City of Willoughby
Regular Meeting Minutes
Planning Commission
May 23, 2019**

OLD BUSINESS

This item will remain tabled per the applicant's request.

Willoughby Commons
(Rep.- First Interstate Willoughby Ltd., David Vorndran)

**Lot Split & consolidation/
PPN#27-A-013-G-01-002-0
Sublot 5-A2 (BJ's Wholesale Club)**

NEW BUSINESS

Northeast Ohio Vascular Associates, Inc.
36445 Biltmore Place/Suite A
(Rep.- Dr. Vikram Rao)

Conditional Use Permit

Dr. Rao is representing his application for Northeast Ohio Vascular Associates, Inc.

Vice Chairman Kary explained that the Board is comprised of five members and only three members are present this evening. The applicant will need all three votes in favor for his Conditional Use Permit to pass and asked if wished to proceed. Dr. Rao stated he would like to proceed with his application.

Dr. Rao said he had an opportunity to move his business to another city but would like to remain in and support the City of Willoughby. He said his practice treats approximately 4,000 patients. He said they do have an amicable arrangement with the owner of the proposed location and all parking arrangements have been agreed upon. They have ten parking spaces for his patients. His goal is to move his patients to this setting and out of a hospital setting so they do not feel intimidated and can relax.

Dr. Rao said all of procedures will be outpatient and the treatment risks will be minimal. He believes this move will benefit his patients and his employees.

Mr. Cox asked how long they have been in business. Dr. Rao said 25 years and he has been with the group 15 years and took over the practice a year ago.

Vice Chairman Kary asked Dr. Rao to share the hours of operation of his practice. He explained that he should give the most expansive amount of hours his staff would require.

Dr. Rao said typically their hours of operation are 8:00 a.m. until 5:00 p.m. but they would prefer Monday through Friday from 5:00 a.m. until 11:00 p.m. and Saturday and Sunday from 7:00 a.m. until 9:00 p.m.

Their medical waste is disposed of by a professional company licensed to dispose of medical waste. This is not a hospital environment so the medical waste is minimal. They currently don't have a dumpster for office waste but they have cans/bin area that is enclosed by fencing.

Mr. Keller has no issues with the parking. Dr. Rao said they have made arrangements for 10 spaces for patients within 10-20 ft. of the facility. They will have other spaces for employee parking.

**City of Willoughby
Regular Meeting Minutes
Planning Commission
May 23, 2019**

Mr. Cox moved to approve the Conditional Use Permit for Northeast Ohio Vascular Associates, Inc., 36445 Biltmore Place/Suite A, Willoughby, OH 44094 as follows: 1) Hours of operation- Monday-Friday 5:00 a.m. until 11:00 p.m., Saturday and Sunday 7:00 a.m. until 9:00 p.m.; 2) Medical waste is to be disposed of properly by a professional company licensed in the disposal of medical waste; 3) Any garbage cans/bins are to be fenced or screened and Mrs. McCue seconded.

ROLL CALL: Yeas: J. McCue; C. Cox; K. Kary, Vice Chairman
 Absent: S. Norris; Mike Wildermuth
 Nays: None

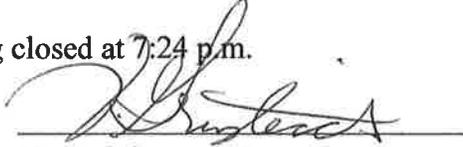
Motion Carried: APPROVED

Dr. Rao asked if, in the future, they may want utilize the back area of the facility to perform very low risk outpatient procedures where the patients go home one hundred percent of the time and wondered what they the city's procedure is to be able to proceed with this venture.

Mr. Keller said they would first have to make application to the Building Department for the expansion of the building. They will review it for the Building Code requirements and then he would have to reapply to amend the Conditional Use Permit because it is an expansion of the use. Mr. Germano explained to the applicant how the Conditional Use is applied and if the conditions are violated how it can be revoked.

There being no further business the regular meeting closed at 7:24 p.m.


Ken Kary, Vice Chairman


Vicki Grinstead, Secretary